

## CITY REALTY DEALS FEATURE OF MARKET

Properties in Many Sections  
Sold and Leased—Part With  
Old Police Station.

### LOTS FOR INWOOD PARK

Several Buildings on Court  
House Site Leased for  
Long Terms.

Father Knickerbocker has bolstered up the real estate market recently. Several leading deals were produced by his Sinking Fund Commissioners, selling and leasing city property bought at various times for civic improvements now abandoned or held in abeyance. Yesterday the old headquarters of the police of the Fifteenth precinct was sold in a deal for Inwood lots which the city wants for park purposes, and in the civic center section a building was leased for a long period to a saloon man.

Mitchel C. Levy gets the old police station at First avenue and Fifth street, which was abandoned some time ago. Mr. Levy owned 100 lots between 12th and 23rd Streets on the Hudson River and Fourth avenue property which the city wants to use in developing the river front after the New York Central has moved its tracks back from the water edge.

The city is negotiating for the Riegel estate property, eleven acres adjoining the river. The station house property is 45 feet on First avenue and 60 feet on Fifth street. The properties involved in this deal are valued at \$200,000.

The Radbury Building, at 117 and 119 Worth street, and the northeast corner of these streets, was secured by Herman P. Suerkin, who bid \$6,000 a year for a five year lease of the property, with a 10 per cent. advance during the second five years. The property was bought for the Court house site.

On Wednesday, a deal was made for 500 feet of land for a long term by the city to William B. Gottlieb, malt dealer, who will pay \$1,800 a year for the property, which the city bought in 1904 from Jefferson M. Levy for \$8,000.

On Tuesday the Lupton Building, on the Court House site, was leased to the Emanuel Metz for a five year term, and the old school on Allen street near Hester street was leased to a man who will alter the old building into lofts.

**ESTATE SELLS DWELLINGS.**

LAST 129TH STREET.—The J. F. Aitken estate has sold the three dwellings at 9 to 11½ East 129th street. The houses cover a plot 50x64½. D. H. Scully & Co. negotiated the sale.

**QUICK TURN ON EKLYNN HOUSE.**

Pete Smith has sold 443 Franklin avenue, a dwelling, on lot 20x80, for the Dime Savings Bank of Brooklyn to a client, who resold the property at a substantial advance to the Holy Trinity Baptist Church for use as a rectory.

**RICHMOND HILL BUYER.**

Leonard Davidson & Co. have sold one family house on North Curtis avenue, 210 feet from Hillside avenue, Richmond Hill, for Gatehouse Bros. to Frederick Nauske.

**GREAT NECK HOUSE SALE.**

Baker Crowley has sold to Grace E. Merritt of Manhattan the Allan Hartley property, comprising ten rooms, three bedrooms and garage, near the links of the Great Neck Golf Club.

**DEVELOPERS BUY L. I. ACRES.**

The Windsor Realty Company has bought sixty acres at the station at Brookhaven, L. I., fronting on the Merrick road.

**LUSTGARTEN CHURCH BUYER.**

William Lustgarten & Co. are the buyers of the Second United Presbyterian Church property at 19½ to West Twelfth Street, the Sixth Avenue, the sale of which was reported recently. The buyers are contemplating the erection of a nine story structure containing studio apartments similar in arrangement and design to the apartment Mr. Lustgarten is building at 115 to 137 West Sixteenth street.

**GETS THE HOTEL MANHATTAN.**

John McE. Bowmen, president of the Hotel Hillman and the new Hillman Corporation, has acquired the stock of the Hawk & Weatherbee Company and has taken possession of the Hotel Manhattan. Mr. Bowmen was elected president, Paul B. Borden vice-president and Eugene D. Miller secretary-treasurer. When the new Commodore is completed Mr. Bowmen will control three of the largest hotels in the vicinity of Grand Central Terminal.

**6 STORY HOME FOR WOODWARD.**

Six stories will be the height at \$150,000 the cost of the dwelling which William Woodward, vice-president of Hanover National Bank, will erect at 9 and 11 East Eighty-sixth street. The designs were filed yesterday by Delano & Aldrich.

**NEW FRONT FOR HOTEL YORK.**

The twelve-story Hotel York, at the southwest corner of Seventh Avenue and Thirtysixth street, is to be remodeled. The proposed changes, which will cost about \$25,000, include the construction of a new front, rearranging the lower floor and interior changes. The Standard Company, J. R. Sloane secretary, is the owner of the property.

**FAIRMOUNT PLACE FLAT.**

Benjamin Kingston will erect a five story, 100x60 foot, on the south side of Fairmount place, 76 feet west of Southern Boulevard, from plans by the Kreymberg Architectural Company, at a cost of \$25,000.

**BUSINESS SPACE LEASED.**

The Berkey & Gay Furniture Company has rented an additional floor, covering 14,000 square feet, in the Philip Lewis Building, 113 to 119 West Forty-first street, for a term of ten years. Frederick Fox & Co. were the brokers.

William A. White & Sons have leased the third floor, containing about 12,500 square feet, in the Flinch Building, 318 West Twenty-ninth street, to the Wayne West Furniture Company, now located on Lafayette street.

**BROADWAY STORE LEASE.**

Alphonse Etlich of J. Etlich & Son, opticians at 184 Broadway, said yesterday that the lessing of additional space by M. A. Gunst & Co. at the southeast

corner of John street and Broadway will in no way affect the occupancy of the quarters now used by the Etlich firm. He said that Etlich & Son hold a lease on the store which has not been canceled or surrendered. The record shows that Dr. Gunst & Co. had taken the Etlich space.

### FRANKLIN SIMON & CO. BUY.

Take First Fifth Avenue Building  
to Be Occupied by Firm.

Franklin Simon & Co. have bought the property at 414 Fifth avenue, occupied under lease by the firm since 1901. It was the first of the group of buildings at the southwest corner of Fifth and Twenty-third streets, to be occupied by the company. When leased that part of Fifth avenue was free of trade. Franklin Simon & Co. being the first department store to locate north of Thirty-fourth street. The residence of Mrs. Orme Wilson covered the site. John Duncan, who leased the dwelling from Mrs. Wilson, leased the dwelling from Franklin Simon & Co. A building six stories high was erected on the site, which is 32.6 feet on Fifth avenue and 145 feet long adjoining the Brick Presbyterian Church at the northwest corner of Fifth and Twenty-third streets.

Since the location of the Twenty-third street, the Franklin Simon firm has steadily expanded, adding building after building to the original store. The store now fronts 100 feet on Fifth avenue and 241 feet on Twenty-third street. On Twenty-third street the store is twelve stories high, while the Fifth avenue buildings, which are so far removed from the height of the first Franklin Simon store building. The property is bought from the Duncan Realty Company. H. J. Sachs & Co., who negotiated the lease of the building to Mr. Simon's company fifteen years ago, arranged the sale of the property to Lewis B. Preston, represented by the Duncan Realty Company in the negotiations.

### SCHOOL IN WEST SIDE HOUSE.

Slawson & Hobbs have rented for W. E. D. Stokes to the Brown School the four story dwelling at 270 West Seventy-second street, corner of West End avenue, for a term of years.

### BUYS HUNTINGTON FARM.

Walter Moran has purchased a farm of four acres and buildings on Huntington avenue, Huntington, L. I., from Sarah E. Hall, Theodore S. Hall was the broker in the transaction.

### BROKERS IN 53D STREET SALE.

Senior & Stout were the brokers in the sale of 108 and 110 West Fifty-third street, recently sold by the Mutual Life Insurance Company.

### RESULTS AT AUCTION.

(AT 11 UPTOWN STREET)  
By Henry Brady

15TH ST. 114 W. s. 100 w. 6th av. 20x100 5. bldy—Dry Dock Ptg. Inst. atty. J. E. G. 1000. 1000. 1000. 1000. Taxes, \$223.50; retained to September 11.

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